

State of Nevada
Department of Corrections
Jean Conservation Camp
Facility Condition Analysis

JEAN CONSERVATION CAMP

#3 Prison Road
Jean, Nevada 89019

Site Number: 9892
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in February 2012

State of Nevada
Department of Corrections
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Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9892

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2125	CULINARY / CANTEEN / DINING HALL	5680	2000	11/3/2011	\$10,000	\$244,800	\$56,800	\$311,600	\$1,704,000	18%
	#3 Prison Road									
0883	JCC GUARD TOWER	288	0	11/3/2011	\$0	\$15,000	\$0	\$15,000	\$86,400	17%
	#3 Prison Road									
1898	MPR / VISITATION	5250	1987	11/3/2011	\$17,250	\$103,500	\$0	\$120,750	\$787,500	15%
	#3 Prison Road									
0663	ADMINISTRATION OFFICE / MEDICAL	3934	1987	11/3/2011	\$42,000	\$58,972	\$20,670	\$121,642	\$1,180,200	10%
	#3 Prison Road									
1987	HOUSING UNIT 5	3932	2000	11/3/2011	\$20,000	\$33,660	\$29,260	\$82,920	\$1,179,600	7%
	#3 Prison Road									
1897	HOUSING UNIT 3	3932	2000	11/3/2011	\$20,000	\$33,660	\$29,260	\$82,920	\$1,179,600	7%
	#3 Prison Road									
0632	HOUSING UNIT 1	3932	2000	11/3/2011	\$20,000	\$33,660	\$29,260	\$82,920	\$1,179,600	7%
	#3 Prison Road									
1986	HOUSING UNIT 4	3932	2000	11/3/2011	\$20,000	\$33,660	\$19,660	\$73,320	\$1,179,600	6%
	#3 Prison Road									
0662	HOUSING UNIT 2	3932	2000	11/3/2011	\$20,000	\$33,660	\$19,660	\$73,320	\$1,179,600	6%
	#3 Prison Road									
9892	JEAN CONSERVATION CAMP SITE		2000	11/3/2011	\$10,000	\$92,500	\$37,500	\$140,000		0%
	#3 Prison Road									
Report Totals.....:		34,812			\$179,250	\$683,072	\$242,070	\$1,104,392	\$9,656,100	11%

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JCC GUARD TOWER	0883
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JEAN CONSERVATION CAMP SITE

SPWD Facility Condition Analysis - 9892

Survey Date: 11/3/2011

JEAN CONSERVATION CAMP SITE**BUILDING REPORT**

Located in Jean Nevada, the Jean Conservation Camp was constructed in 2000 and houses approximately 240 Minimum Custody Female Offenders for the State of Nevada. Currently Jean Conservation Camp is the only camp within Nevada that houses female offenders. Offenders at the Jean Conservation Camp work for the Nevada Division of Forestry by fighting fires during the fire season, completing conservation projects, highway clean-up for the Department of Transportation, and assisting with the local community.

The site utilities include electricity and propane gas with water and sewer services from the city of Jean.

The upper level visitor parking is partially paved, not striped and in poor condition. ADA accessible parking for visitors is located in the lower level parking area and is in fair condition but the striping and signage is not fully compliant.

The pavement around the culinary and administration is in fair shape including staff parking which has a designated ADA parking space but is not fully compliant. The site is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,000****Currently Critical****Immediate to Two Years****Project Index #: 9892SFT1****Construction Cost \$10,000****EXTERIOR STAIR / HANDRAIL INSTALLATION**

The concrete exterior stairs leading from the Visitors parking area to the MPR/ Visitation Building are lacking handrails as required in the 2006 IBC Chapter 10, Section 1012. There are also a stairway constructed with railroad ties which is also lacking handrails and are not to current building codes. This project would provide for a tubular steel framed handrail to be installed on both sets of stairs. This project recommends reconstructing the railroad tie stairs to meet current building codes or eliminating them. The construction cost includes handrails and new stairs.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$92,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9892ADA1****Construction Cost \$2,500****ADA SIGNAGE**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

FIRE ALARM SYSTEM

Project Index #: 9892SFT2
Construction Cost \$90,000

This site is equipped with an automatic fire detection and alarm system that no longer complies with current requirements and is also showing trouble warnings. It has given the maintenance staff problems and replacement parts are becoming more difficult to find. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 5/3/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/3/2011.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$37,500

Long-Term Needs

Four to Ten Years

SLURRY SEAL ASPHALT PAVING

Project Index #: 9892SIT1
Construction Cost \$37,500

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including the access roads, parking areas and the area behind the Culinary. Striping and signage is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 50,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,000
Priority Class 2:	\$92,500
Priority Class 3:	\$37,500
Grand Total:	\$140,000

CULINARY / CANTEEN / DINING HALL

SPWD Facility Condition Analysis - 2125

Survey Date: 11/3/2011

CULINARY / CANTEEN / DINING HALL**BUILDING REPORT**

The Culinary / Canteen / Dining Hall is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The facility provides for meal preparation, a dining area and a canteen along with dry storage a cooler and freezer and a small laundry room. The HVAC system is a combination of evaporative and chilled air cooling with an exterior ground mounted condensing unit and roof mounted evaporative coolers and make-up air units. There is a propane fired heating unit for heat.

The building has a fire alarm and sprinkler system and is somewhat ADA compliant. There are some issues with the culinary food preparation equipment which will be addressed in the report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,000****Currently Critical****Immediate to Two Years****Project Index #: 2125ADA1****ADA RESTROOM UPGRADE****Construction Cost \$10,000**

The designated ADA restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$244,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2125CUL1****CULINARY EQUIPMENT REPLACEMENT****Construction Cost \$150,000**

The culinary cooking equipment is original to the building and has reached the end of its lifetime. It is recommended that the equipment be scheduled for replacement in the next two to three years, including ovens and hoods, skittles, kettles, sinks, the icemaker, refrigerator and freezer cooling units and dishwasher. This project provides for the removal and disposal of the existing equipment and replacement with new equipment.

Project Index #: 2125EXT2**EXTERIOR DOOR REPLACEMENT****Construction Cost \$32,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the purchase and installation of eight new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 2125EXT1**EXTERIOR FINISHES****Construction Cost \$28,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

INTERIOR FINISHES

Project Index #: 2125INT1
Construction Cost \$28,400

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

WATER HEATER REPLACEMENT

Project Index #: 2125PLM1
Construction Cost \$6,000

There are two 100 gallon propane-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$56,800

Long-Term Needs

Four to Ten Years

ROOF REPLACEMENT

Project Index #: 2125LGT1
Construction Cost \$56,800

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed within ten years to be consistent with the roofing program and the end of the warranty period. This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

BUILDING INFORMATION:

Gross Area (square feet): 5,680

Year Constructed: 2000

Exterior Finish 1: 100 % Concrete Masonry U

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry Units & Steel

IBC Construction Type: II-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,000	Project Construction Cost per Square Foot:	\$54.86
Priority Class 2:	\$244,800	Total Facility Replacement Construction Cost:	\$1,704,000
Priority Class 3:	\$56,800	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$311,600	FCNI:	18%

HOUSING UNIT 5

SPWD Facility Condition Analysis - 1987

Survey Date: 11/3/2011

HOUSING UNIT 5**BUILDING REPORT**

Housing Unit 5 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 1987PLM1****WATER TREATMENT SYSTEM REPLACEMENT****Construction Cost \$20,000**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$33,660****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1987SEC1****EXTERIOR DOOR REPLACEMENT****Construction Cost \$8,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of two new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 1987EXT1**EXTERIOR FINISHES****Construction Cost \$19,660**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

Project Index #: 1987PLM4**WATER HEATER REPLACEMENT****Construction Cost \$6,000**

There are two 80 gallon propane-fired water heaters in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$29,260****Long-Term Needs****Four to Ten Years****Project Index #: 1987INT2****Construction Cost \$19,660****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1987EXT2**Construction Cost \$9,600****ROOF REPLACEMENT**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed within ten years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

BUILDING INFORMATION:**Gross Area (square feet): 3,932****Year Constructed: 2000****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,000	Project Construction Cost per Square Foot:	\$21.09
Priority Class 2:	\$33,660	Total Facility Replacement Construction Cost:	\$1,180,000
Priority Class 3:	\$29,260	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$82,920	FCNI:	7%

HOUSING UNIT 4

SPWD Facility Condition Analysis - 1986

Survey Date: 11/3/2011

HOUSING UNIT 4**BUILDING REPORT**

Housing Unit 4 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 1986PLM1****WATER TREATMENT SYSTEM REPLACEMENT****Construction Cost \$20,000**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$33,660****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1986SEC1****EXTERIOR DOOR REPLACEMENT****Construction Cost \$8,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of two new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 1986EXT1**EXTERIOR FINISHES****Construction Cost \$19,660**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

Project Index #: 1986PLM2**WATER HEATER REPLACEMENT****Construction Cost \$6,000**

There are two 80 gallon propane-fired water heaters in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$19,660****Long-Term Needs****Four to Ten Years****Project Index #: 1986INT2****INTERIOR FINISHES****Construction Cost \$19,660**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:**Gross Area (square feet): 3,932****Year Constructed: 2000****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-1****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,000	Project Construction Cost per Square Foot:	\$18.65
Priority Class 2:	\$33,660	Total Facility Replacement Construction Cost:	\$1,180,000
Priority Class 3:	\$19,660	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$73,320	FCNI:	6%

MPR / VISITATION

SPWD Facility Condition Analysis - 1898

Survey Date: 11/3/2011

MPR / VISITATION**BUILDING REPORT**

The MPR / Visitation Building is located on the Jean Conservation Camp site. This steel pre-fabricated building is shared with the Nevada Division of Forestry. The facility is primarily used for visitation, recreation and education activities. There is a small unisex restroom and storage rooms on the lower level and education classrooms and a restroom upstairs. The upper level including the stairs is lacking several code related requirements which will be addressed in the report. There are electric baseboard heating units upstairs and propane fired heating units in the large gym area. Roof mounted evaporative coolers provide cooling to the building. The building has a fire alarm and sprinkler system. The structure is in poor shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$17,250****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1898ADA2****Construction Cost \$5,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE**Project Index #: 1898ADA3****Construction Cost \$750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 1898SFT2****Construction Cost \$1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

STAIR REPLACEMENT**Project Index #: 1898SFT3****Construction Cost \$10,000**

The two sets of stairs and handrails between the first floor and the second floor do not meet the requirements in the 2006 International Building Code sections 1009 and 1012. The stairs do not have the correct rise and run, one stairway is less than 44" wide and they are either missing handrails altogether or have handrails that do not meet code. This project would provide funding to remove and replace the stairways and handrails.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$103,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1898EXT5****Construction Cost \$7,500**

The exterior metal doors are damaged from age, abuse and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the five exterior metal man doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR FINISHES**Project Index #: 1898EXT3****Construction Cost \$26,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is replacing damaged metal panels and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. It is recommended that the earth to metal siding contact be mitigated to prevent further damage to the metal siding panels.

FLOORING REPLACEMENT**Project Index #: 1898INT2****Construction Cost \$16,000**

The VCT (vinyl composite tile), sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

HVAC UPGRADE**Project Index #: 1898HVA2****Construction Cost \$20,000**

Some of the HVAC equipment servicing the building has recently been upgraded. This project addresses the remaining work to be done. The chapel, restrooms and second floor education rooms are heated by electric baseboard heaters and cooled by window mounted evaporative coolers. They are not energy efficient and have reached the end of their expected and useful life. This project provides for removal and disposal of the existing equipment and replacement with a new central HVAC system for this portion of the building including connections to utilities.

INTERIOR FINISHES**Project Index #: 1898INT1****Construction Cost \$26,250**

The interior finishes are in fair to poor condition. It is recommended that the painted interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project also includes repairing the damaged window sills at the upper level education area.

WATER HEATER REPLACEMENT**Project Index #: 1898PLM1****Construction Cost \$1,500**

There is a 40 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT**Project Index #: 1898EXT4****Construction Cost \$6,000**

The windows are original, dual pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 5,250
Year Constructed: 1987
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Engineered Steel Structure
IBC Construction Type: II-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$17,250	Project Construction Cost per Square Foot:	\$23.00
Priority Class 2:	\$103,500	Total Facility Replacement Construction Cost:	\$788,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$120,750	FCNI:	15%

HOUSING UNIT 3

SPWD Facility Condition Analysis - 1897

Survey Date: 11/3/2011

HOUSING UNIT 3**BUILDING REPORT**

Housing Unit 3 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 1897PLM1****WATER TREATMENT SYSTEM REPLACEMENT****Construction Cost \$20,000**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$33,660****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1897SEC1****EXTERIOR DOOR REPLACEMENT****Construction Cost \$8,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of two new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 1897EXT1**EXTERIOR FINISHES****Construction Cost \$19,660**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

Project Index #: 1897PLM2**WATER HEATER REPLACEMENT****Construction Cost \$6,000**

There are two 80 gallon propane-fired water heaters in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$29,260****Long-Term Needs****Four to Ten Years****Project Index #: 1897INT3****Construction Cost \$19,660****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1897EXT2**Construction Cost \$9,600****ROOF REPLACEMENT**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed within ten years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

BUILDING INFORMATION:**Gross Area (square feet): 3,932****Year Constructed: 2000****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,000	Project Construction Cost per Square Foot:	\$21.09
Priority Class 2:	\$33,660	Total Facility Replacement Construction Cost:	\$1,180,000
Priority Class 3:	\$29,260	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$82,920	FCNI:	7%

JCC GUARD TOWER

SPWD Facility Condition Analysis - 0883

Survey Date: 11/3/2011

JCC GUARD TOWER**BUILDING REPORT**

The JCC Guard Tower is a wood framed structure with a metal roofing system on a concrete foundation. The tower is no longer in use and in poor shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$15,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0883EXT2****DEMOLISH STRUCTURE****Construction Cost \$15,000**

The building is an old Guard Tower that is no longer in use. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the Guard Tower.

BUILDING INFORMATION:**Gross Area (square feet): 288****Year Constructed: 0****Exterior Finish 1: 90 % Painted Stucco / EIFS****Exterior Finish 2: 10 % Glazing****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: 0 %****Construction Type: Wood Framed****IBC Construction Type: II-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$52.08
Priority Class 2:	\$15,000	Total Facility Replacement Construction Cost:	\$86,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$15,000	FCNI:	17%

ADMINISTRATION OFFICE / MEDICAL

SPWD Facility Condition Analysis - 0663

Survey Date: 11/3/2011

ADMINISTRATION OFFICE / MEDICAL**BUILDING REPORT**

The Administration Office / Medical Building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation which is a newer addition to the Medical portion which is an engineered steel structure with a single-ply roofing system on a concrete foundation. The facility contains a control office area, an ADA unisex restroom, storage areas, administrative offices and offices for medical staff. It has fire sprinklers and an alarm system and has a roof mounted packaged HVAC unit for the new addition and electric heating units only in the medical portion with no cooling. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$42,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADES****Project Index #: 0663ADA2****Construction Cost \$500**

The ADA restroom does not entirely meet the current accessibility requirements. There is no under sink protection and the clear space required under the sink is blocked by the water heater. This project provides for installing under sink protection and relocating the water heater. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

ADA SIGNAGE**Project Index #: 0663ADA1****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

HVAC SYSTEM INSTALLATION**Project Index #: 0663ENR1****Construction Cost \$36,000**

The Intake area and the Medical area do not currently have any cooling equipment and are uncomfortably hot in the summer. The electric heaters are not energy efficient and have reached the end of their expected life. It is recommended to install HVAC equipment in these occupied areas to ensure a comfortable work environment. This project would provide for the purchase and installation of roof mounted HVAC units including all required connections to existing utilities.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 0663SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$58,972****Necessary - Not Yet Critical****Two to Four Years****DOOR REPLACEMENT****Project Index #: 0663INT4****Construction Cost \$27,500**

The existing metal door assemblies are in poor shape from age and wear and tear. This project would provide for the replacement of 11 metal door assemblies including all hardware and painting. Removal and disposal of the old door assemblies is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0663EXT2****Construction Cost \$11,805**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

FLOORING REPLACEMENT**Project Index #: 0663INT2****Construction Cost \$19,670**

The VCT (vinyl composite tile), carpet and painted concrete floors in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base, heavy duty commercial grade carpet and applying a new paint or sealant to the concrete in the next 2-3 years.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$20,670****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 0663INT1****Construction Cost \$19,670**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

WATER HEATER REPLACEMENT**Project Index #: 0663PLM1****Construction Cost \$1,000**

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit will be showing signs of wear and should be scheduled for replacement in the next 6-7 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 3,934
Year Constructed: 1987
Exterior Finish 1: 40 % Concrete Masonry U
Exterior Finish 2: 60 % Metal Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-N
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$42,000	Project Construction Cost per Square Foot:	\$30.92
Priority Class 2:	\$58,972	Total Facility Replacement Construction Cost:	\$1,180,000
Priority Class 3:	\$20,670	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$121,642	FCNI:	10%

HOUSING UNIT 2

SPWD Facility Condition Analysis - 0662

Survey Date: 11/3/2011

HOUSING UNIT 2**BUILDING REPORT**

Housing Unit 2 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 0662PLM1****WATER TREATMENT SYSTEM REPLACEMENT****Construction Cost \$20,000**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$33,660****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0662SEC1****EXTERIOR DOOR REPLACEMENT****Construction Cost \$8,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of two new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 0662EXT1**EXTERIOR FINISHES****Construction Cost \$19,660**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

Project Index #: 0662PLM2**WATER HEATER REPLACEMENT****Construction Cost \$6,000**

There are two 80 gallon propane-fired water heaters in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$19,660****Long-Term Needs****Four to Ten Years****Project Index #: 0662INT3****INTERIOR FINISHES****Construction Cost \$19,660**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:**Gross Area (square feet): 3,932****Year Constructed: 2000****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,000	Project Construction Cost per Square Foot:	\$18.65
Priority Class 2:	\$33,660	Total Facility Replacement Construction Cost:	\$1,180,000
Priority Class 3:	\$19,660	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$73,320	FCNI:	6%

HOUSING UNIT 1

SPWD Facility Condition Analysis - 0632

Survey Date: 11/3/2011

HOUSING UNIT 1**BUILDING REPORT**

Housing Unit 1 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 0632PLM1****WATER TREATMENT SYSTEM REPLACEMENT****Construction Cost \$20,000**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$33,660****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0632SEC1****EXTERIOR DOOR REPLACEMENT****Construction Cost \$8,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of two new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 0632EXT1**EXTERIOR FINISHES****Construction Cost \$19,660**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

Project Index #: 0632PLM2**WATER HEATER REPLACEMENT****Construction Cost \$6,000**

There are two 80 gallon propane-fired water heaters in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$29,260****Long-Term Needs****Four to Ten Years****Project Index #: 0632INT3****Construction Cost \$19,660****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0632EXT2**Construction Cost \$9,600****ROOF REPLACEMENT**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed within ten years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/03/2011.

BUILDING INFORMATION:**Gross Area (square feet): 3,932****Year Constructed: 2000****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,000	Project Construction Cost per Square Foot:	\$21.09
Priority Class 2:	\$33,660	Total Facility Replacement Construction Cost:	\$1,180,000
Priority Class 3:	\$29,260	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$82,920	FCNI:	7%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
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Jean Conservation Camp Site - Site #9892
Description: Non-code compliant stairs from upper parking area.



Jean Conservation Camp Site - Site #9892
Description: ADA parking in lower parking area.



Housing Unit 1 - Building #0632
Description: Exterior of the housing unit.



Housing Unit 2 - Building #0662
Description: Exterior of the housing unit.



Administration Office / Medical - Building #0663
Description: Exterior of the building.



Administration Office / Medical - Building #0663
Description: Interior of the Administration office.



Administration Office / Medical - Building #0663
Description: Interior of the medical area.



Guard Tower - Building #0883
Description: Exterior of the Guard Tower, photo from 2005.



Housing Unit 3 - Building #1897
Description: Typical interior of the housing unit.



Housing Unit 3 - Building #1897
Description: Typical shower area.



Housing Unit 3 - Building #1897
Description: Typical restroom / sink area.



MPR / Visitation - Building #1898
Description: Exterior of the building.



MPR / Visitation - Building #1898
Description: Interior of the multi-purpose room (MPR).



MPR / Visitation - Building #1898
Description: Non-code compliant stairs to classroom area.



Housing Unit 4 - Building #1986
Description: Exterior of the building.



Housing Unit 5 - Building #1987
Description: Exterior of the building.



Culinary / Canteen / Dining Hall - Building #2125
Description: Exterior of the building.



Culinary / Canteen / Dining Hall - Building #2125
Description: Interior of the Dining Hall.



Culinary / Canteen / Dining Hall - Building #2125
Description: Tile base damage in Culinary area.



Culinary / Canteen / Dining Hall - Building #2125
Description: Interior of the Culinary area.